

Portsmouth Youth Activity Center
The Coggeshall Building
321 East Main Road
Portsmouth, RI 02871

RECEIVED
8/8/2023

Portsmouth Town Council
Portsmouth Town Hall
2200 East Main Road
Portsmouth, RI 02871

Subject: The Coggeshall Building

Ladies and Gentleman:

Attached is an outline for the Coggeshall Project. Most importantly, it would dramatically increase the ability of our citizens, young and old, to utilize and benefit from the proper management of the Coggeshall building for expanding healthful activities for young and old.

A quick comparison of the two existing options/proposals is as follows:

I. Demolish and remove Coggeshall building, to eventually be replaced by a Little League baseball field. Cost of demolition and removal is \$300,000 - \$500,000. Let's use \$500,000. End result is a dirt/grass field with no building at a cost of \$500,000 (no new Little League field).

II. Keep Coggeshall building (25,088 sq.ft. according to town records). According to code, mitigate and/or remove asbestos, mold, and mildew. Install/update sprinkler system according to appropriate codes if required.

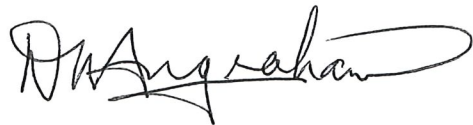
End result is a 25,088 sq.ft. functional building (not a school) for Portsmouth youth and adult citizens.
Initial cost to the town of Portsmouth would be \$500,000, exactly the same as demolishing the existing Coggeshall building.

III. Why spend \$500,000 on a vacant dirt/grass field which brings nothing to our town? Versus, spending \$500,000 on an activity center for youth and adults, run and managed by managed by intelligent and energetic citizens of Portsmouth.

IV. Which option is best for Portsmouth? Please call upon successful volunteer contractors and volunteer citizens. Many, many, many workers and citizens of Portsmouth want to give back to make our town better.

Thank you for listening,

Respectfully and humbly



Duncan Ingraham

Enclosures: ^{JAN 30, 2019} ~~December 18, 2018~~ Letter to Portsmouth Town Council
Aerial Photos with and without Coggeshall building

COPY

January 30, 2019

Subject: Response to Portsmouth RI RFP # P18-13

This proposal, converting the old Coggeshall Elementary School building into the new Portsmouth Youth Activities Center (PYAC) is submitted in response to Town of Portsmouth, RI Request for Proposals (RFP # P18-13).

The enclosed proposal, to the best of our knowledge and ability, has tried to conform to the requirement of the RFP. Some requests from the FRP were not relevant or obtainable due to lack of information from the town. PYAC will exercise due diligence to make this project become a reality.

Questions concerning the contents of the proposal should be addressed to:

Portsmouth Youth Activities Center
PO BOX 654, Portsmouth, RI 02871
Duncan Ingraham
PortYACenter@gmail.com
C: 401-640-5928 F: 401-683-1912

Duncan N. Ingraham

Portsmouth Youth Activities Center
The Coggeshall School
321 East Main Road
Portsmouth, RI 02871

January 30, 2019

Portsmouth Town Council
Portsmouth Town Hall
2200 East Main Road
Portsmouth, RI 02871

Ladies and Gentlemen:

This correspondence is being generated to inform the members of the town council about a proposed project to convert the old Coggeshall Elementary School building into the new Portsmouth Youth Activities Center (PYAC) as a concessionaire agreement. This vision was formulated with the assistance of some of the town leaders in various departments and successful businessmen.

In order to leave no stone unturned in doing due diligence on this project, I have imposed on the tradesmen in differing genres of contracting to forensically evaluate the building and surrounding property. These gentlemen and others graciously gave their professional opinions in their areas of expertise:

Brian Woodhead (Public Works Director)
Frank Toner (Toner Electric)
Pete Raposa (PJR Construction)
Mike Rinkel (Island Design Homes)
John Hurd (Hurd Construction)
Keith McDonald (R & R Construction)
Gary Travers (Travers Plumbing)
Jeff Gambrel (Gambrel Landscaping)
Andy Sheeky (A-1 Paving)

The following data delineates the majority of our current Portsmouth youth organizations and their recent yearly participation levels of our children, 8th grade and younger:

Portsmouth Little League Baseball	239
Portsmouth Babe Ruth Baseball	45
Portsmouth Youth Basketball	359
Portsmouth Pop Warner Football & Cheerleading	235
Portsmouth Youth Hockey	152
Portsmouth Youth Lacrosse	304
Portsmouth Youth Soccer	407
Portsmouth Youth Volleyball	20
TOTAL	1,761

The proposed Portsmouth Youth Activities Center (PYAC) will be a focal point for the community to bond together in a central geographic location to direct our youth in athletics, dramatic arts, health, nutrition, substance abuse and foster a sense of community and camaraderie. Having the youth organizations under one roof will enhance participation and provide monetary savings to each organization due to consolidation. In addition, this venue would provide an excellent location for our town’s Recreation Director and the Portsmouth Prevention Coalition, providing enhanced seamless communication with our youth and our youth sports organizations, making our town better.

Attached is a 11” x 17” engineering drawing of the interior of the Coggeshall School building. Please refer to the drawing as you read this proposal.

Presently, Portsmouth Little League Baseball utilizes the two baseball fields on the eastern part of the property. This usage will continue. Portsmouth Little League, Portsmouth Babe Ruth, and Portsmouth Pop Warner football occupy the southern part of Coggeshall School building, lower level, for equipment storage and for equipment distribution to participants. If other youth organizations need space for their equipment storage and distribution, space would be available. Very little construction or renovation is required. This usage should also continue. Three rooms of the upper floor of the southern wing will be for a netted cage for batting, pitching, catching, place kicking and lacrosse. Two rooms are left for additional youth, adult and rental activities. The Coggeshall building, southern wing, is a very important factor in the present and future success of these programs. Our proposal will help strengthen our other youth programs in our great town.

The north wing has terrific potential. The three rooms on the north side will be a strength & conditioning facility for youth 8th grade and younger and for seniors. The three rooms on the south side of the north wing will be used for desks/offices for each organization, plus two rooms for media/conference/video/rehab/nutrition/counseling/dance/rental space, etc. Non sport activities such as theatre, Girl Scouts, Cub Scouts, etc. will always be welcome. The basketball court would be used for basketball, plays, soccer, volleyball, etc. and as an assembly room. Close to the entrance of the north wing would be an excellent location for the town recreation director, with good storage and easy access to the conference room, and access to all the youth organization leaders.

Each youth organization would have its own specific space and desk and file space for administrative, storage, and specific activities relevant to their objectives. Our overall objectives are to help our children be more aggressive academically; to teach our children the responsibility of a teammate, a team captain, and a team coach; to teach our children the responsibility of a worker, a foreman, and a company president; and to help prepare our children to succeed and be happy in life. There will be two large Conference/Media/Video meeting rooms for all to share for team meetings, for group meetings, for game and scrimmage film reviews, classes, and for academic tutoring, etc. This would encourage strong communication links between and amongst our youth organizations, sharing ideas and results of successful and not so successful past efforts. **We will all improve.**

As discussed earlier, there will be indoor cages with nets for baseball, lacrosse, football and soccer. Youth Basketball, volleyball, soccer, theatre, etc. would use the existing basketball court, with plans to add two outside full size basketball courts. Utilizing existing classrooms, there will be a strength and conditioning exercise facility specifically designed for our youth and pre-high school children. Don Levine from Olympic Physical Therapy and other conditioning professionals will be a big help in this effort. This is **very very very** important with an overall objective to help our children become quicker, faster, stronger, and more confident in their own potential. Our children must trained and believe **"The harder & smarter we work, the better we will be."** This facility could also be utilized by members of our Portsmouth Senior Citizens Center as a workout center. It is our intent to have a food, beverage and nutrition facility, emphasizing healthy nutrition for our youth and our adults. All profits from this will be used to help fund the overall project. As I am sure you know, our high school and our school department make it very difficult, very expensive, if not impossible, for our citizens and our pre-high school youth to utilize our tax payer facilities.

The Coggeshall School would also be an excellent office location for our town Recreation Director. Better and stronger communication links within and between our youth organization

leaders, our town leaders, and all volunteers can only make our youth and adult organizations stronger and our town better.

We propose that the town let the PYAC, Inc., a 501 C3 non-profit corporation (Portsmouth Youth Activities Center), occupy, manage and coordinate the complete usage and maintenance of the Coggeshall School property. The town presently insures and maintains the property. We propose the town continue to insure and maintain the property as it does now, but with the aggressive labor and financial support of PYAC, Inc. The basic maintenance, such as windows, doors, roof, painting, plumbing, electrical, snow plowing, landscaping, etc. are not an issue. These would be a primary responsibility of PYAC, Inc. Additional items should be cooperatively addressed by both the town and PYAC, Inc. on an individual basis. Substantial grant monies should be available upon proper requests. PYAC, Inc. may need additional financial support from the town beyond what it generates from rentals, grants and/or fund raisers. Quarterly financial statements will be provided to the town, along with a report of improvements made and needed. This is a community improvement venture. If we work together for the betterment of our town and our youth and seniors, this will be a great blend to make our town better. Whether it be a one month lease, a one year lease, a nine year lease, or a 99 year lease, it is not important. The goal of the PYAC, Inc. is to make our town better. If it works out, great. If it doesn't, many wonderful caring Portsmouth citizens will have given it their best shot. Sharing the Coggeshall building with a strong intelligent coordination effort by our youth activity leaders and by PYAC, Inc. would be a giant step in making our great town an even better and more valuable place to live at an incredibly inexpensive cost to the taxpayer.

Finance is an issue. For example, \$200,000 is not in this year's town budget for the Portsmouth Youth Activities Center or a "required Coggeshall school fire sprinkler system." Without a sprinkler system, no more than 49 people can occupy the building at one time. PYAC, Inc. would manage, contract and complete the project with money advanced/loaned from private citizens, rentals, fundraisers or grants. \$200,000 would complete the project immediately so that the Coggeshall facility can be utilized as soon as possible. With town council approval the town would help support PYAC, Inc. from the next year's budget depending on how much PYAC, Inc. generates in revenue, donations, fundraisers and grants.

Let us address potential finances. Matthew Helfand, our Tax Assessor/Collector, has provided some very interesting current statistics. Our current tax rate is \$15.94/1,000. Our Net Assessed Tax Base is \$3,274,841,093. The average assessed value of a Portsmouth residence is \$313,250. If \$500,000 in expenses and improvements were required to improve the Coggeshall property, the one time additional tax to the average/medium homeowner tax bill would be \$47.83. If only \$200,000 in expenses and improvements were required, the one time additional tax would be \$19.14. Reducing this to simplistic terms, this relates to 4 to 8 cups of coffee and muffins

annually at Reidys, Anna D’s, Thriving Tree, Cindys, Food Works, or Portsmouth Publick House. We all think our children and our town deserves this very small potential expense, realizing that the potential profit and benefit to our town and children will be dramatic.

Lastly, let us address timing. “The sooner the better.” Establishing the 501 3C for PYAC, Inc. and a lease drawn up by our attorneys are the only reasons for a delay. This will not take much time. Let’s get the ball rolling. This is a great project.

Portsmouth is a great town. Our town is universally respected as one of the top three towns in Rhode Island for the quality of their school system and property values, and quality of life. We can “NOT” be stagnant in our effort to continually evaluate how we can improve the education, drug prevention and social interaction of our children. The pressures of child rearing can be mitigated by “visibility” and teamwork. The continuity of care that the proposed Portsmouth Youth Activities Center would provide will make Portsmouth a shining example of an aware, sympathetic electorate that cares about its youth and senior citizens.

The projected officers will be

- President: Duncan Ingraham
- Vice President, Admin: Eric Chappell
- Vice President, Finance: Edward Coll
- Secretary: Jean Leanne
- Treasurer:

No officer will have any children eighth grade or younger. The board of directors will be made up of one representative from each youth organization. PYAC, Inc. will be organized and managed by sincere Portsmouth residents who care for our town and our children.

I am just a catalyst for a vision. I welcome any and all of my proud Portsmouth residents to weigh in on this altruistic, common sense project. The more participants and supporters we have the better the outcome. This project “Just Makes Sense”!

Respectfully and humbly,

Duncan Ingraham
Cell- (401) 640-5928

N.B. Please review the list of Portsmouth residents and tax payers who support this project. They were contacted for their opinions and have provided meaningful “positive” feedback and support. There has been no negative feedback from anyone regarding this project.



